



Posted by
Uxbridge
Town Clerk

TOWN OF UXBRIDGE

☒ Meeting

☐ Cancellation

Board or Commission: UXBRIDGE ZONING BOARD OF APPEALS AGENDA

Meeting Date: July 6, 2016 – 7:00 PM

Place: Lower Town Hall

Authorized Signature: *Lynn Marchand*

I. PUBLIC HEARINGS

1. FY16-13: 950 Millville Road/Owners, Edward L. Thiebault and Debroah A. Thiebault and 0 Millville Road/Owner Edward L. Thiebault. Applicants are seeking a **SPECIAL PERMIT** pursuant to **Section 400-12** so that their son, **Joshua E. Thiebault**, may continue the non-conforming use that the owners began circa 1989, consisting of processing and selling firewood, which Joshua took over circa 2012. Property is shown on the Town of Uxbridge Assessor's Map 46 Parcels 2133 & 1395 and described in a deed recorded at the Worcester Registry of Deeds Books 12060 & 52741 Pages 88 & 305 and is located in Residential-C zone

2. FY16-14: 162 Rockmeadow Road/Owners, Michael Vautrain and Katie Vautrain. Applicant is seeking a **VARIANCE** for frontage setback. Applicant was issued a building permit to construct a garage on a corner lot and the lot lacks the appropriate setback requirements in accordance with the Uxbridge Zoning Bylaws, Appendix B, Table of Dimensional Requirements. Property is shown on the Town of Uxbridge Assessor's Map 8 Parcel 3017 and described in a deed recorded at the Worcester Registry of Deeds Book 47826 Page 300.

3. FY16-15: 671 & 685 Quaker Highway, Cardinal Enterprise Realty, LLC, Owner. Applicant is seeking a **SPECIAL PERMIT** to construct a proposed gas service station and retail (convenient store) on a parcel of land within an Industrial Zoned area. In accordance with the Uxbridge Zoning Bylaws Appendix A D. Commercial Uses "Gasoline or Oil Filling Station" requires a Special Permit from the Zoning Board of Appeals in accordance with Article IX, Chapter 400, Section 50. Property is shown on the Town of Uxbridge Assessor's Map 45 Parcels 3895 & 4725 and described in a deed recorded at the Worcester Registry of Deeds Book 42585 Page 253.

II. NEW BUSINESS

III. MINUTES/MAIL/INVOICES

05/12/16 Meeting Minutes –site visit
06/01/16 Meeting Minutes
06/18/16 Meeting Minutes –site visit

IV. ANY OTHER BUSINESS, which may lawfully come before the Board.

1. FY2017 -Reorganization
2. 02/24/16 Planning Board Memo regarding footnote #4 of the Table of Dimensional Requirements

V. ADJOURNMENT: NEXT ZBA MEETING, WEDNESDAY, AUGUST 3, 2016